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DPD Police Headquarters Complex and E911 Site Selection Recommendation

10/9/2014

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Background

- 2001 study by GSA (focus only on HQ facility)
- 2003 Carter Burgess (City-wide facility Study)
- 2006 DPD internal study and plan
- 2010 CGA study and plan for Police and 911
- 2012 Completion of detailed DPD Facility Program and 911 Facility Program
- 2012-2013 New DPD Facility Leases and Property and Evidence Consolidation to allow for the timing of the Master Facilities Program Implementation
- 2013 Investigation of HQ/E911 Facility Site Options
- 2014 Development of Program Scope, Schedule and Budget, Stacking & Blocking
- 2014 RFQs for Design and Construction Manager

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Presentations/Meetings

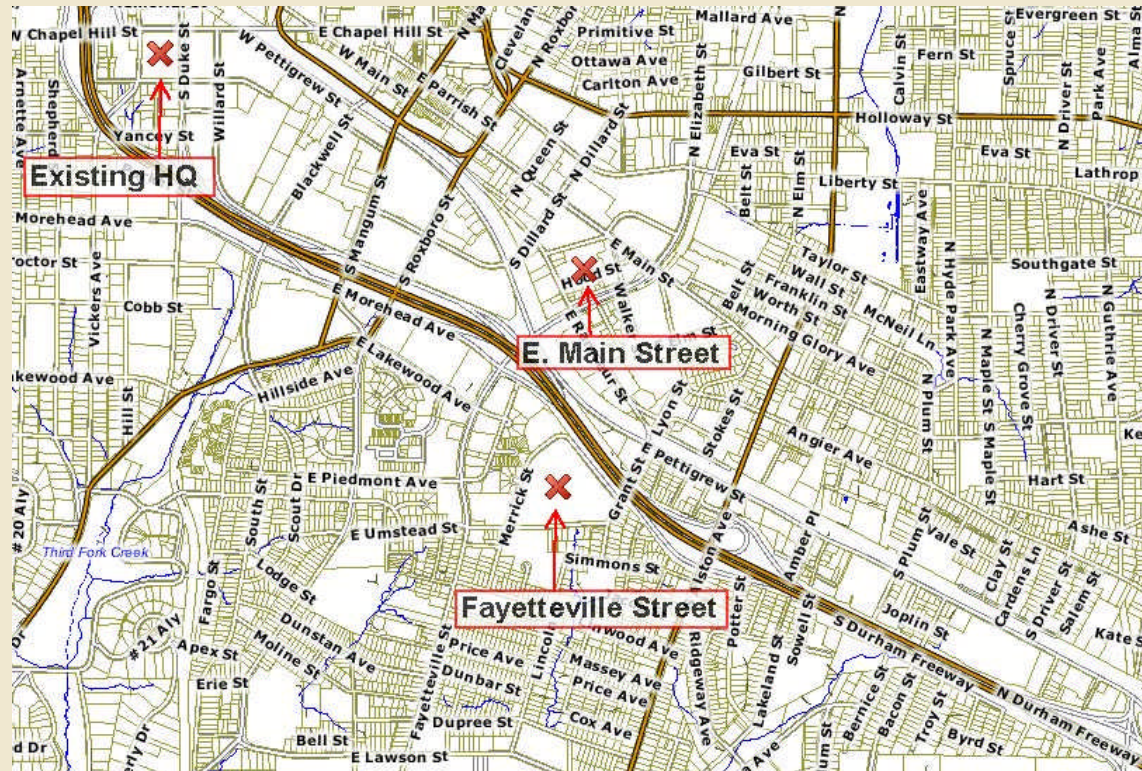
- May, 2013 - 2 Community meetings regarding site options
- July, 2013 - Presentation to DDI board
- August/September, 2013 - Meetings with NCCU representatives
- October, 2013 - Meeting with Executive Team-discuss site recommendation
- November, 2013 - City Council approval of contract amendment with consultant, Carter Goble for additional services
- March 13, 2014 – Special City Council Meeting to Discuss 3 Site Options
- June 10, 2014 – Meeting with Executive Team to Discuss Program Cost Options for Chapel Hill Street redevelopment

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Sites for Police HQ Complex



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Additional site evaluations

2013-2014 -Further refinement of program costs and comparative costs of each site:

- Chapel Hill site- evaluated relocation of the 911/Police operations during construction; explored lease space options in order to mitigate operational disruptions during construction and in order to shorten construction duration for maximum design/construction flexibility
- Main Street- re-validation of availability and cost of site option
- Fayetteville Street- reviewed other development options and trends planned for that area

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Site Selection Factors

OVERALL FACTORS CONSIDERED

- Cost factors
- Location/visibility
- Other development opportunities
- Schedule
- Ease of construction
- Police Programmatic /operational factors

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Staff Site Selection Analysis Chart

Criteria	Existing HQ Site		Main Street Site		Fayetteville Street Site	
	Pros	Cons	Pros	Cons	Pros	Cons
Site Configuration and Orientation Potential	X		X		X	
Public Transportation	X		X		X	
Traffic	X		X			X
Public Image & Visibility	X		X		X	
Stormwater Implications	X		X		X	
Phasing and Expansion		X		X	X	
Neighborhood Compatibility	X		X			X
Adjacent Facilities (Proximity to other Gov. agencies)	X		X			X
Public Pedestrian Access	X		X			X

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Site Selection Recommendation Main Street/ Elizabeth/Ramseur/Hood Site

GSD/DPD/E911 recommend the Main Street site for the new Police HQ/E911 Complex. Factors supporting recommendation:

- Proximity, Size, Slopes, Access, and Ingress/Egress
- Synergies with adjacent County facilities and lot
- Test Fits of Facilities for HQ/911
- Feasibility of site development- access, demolition, staging of construction, routes of access
- Comparable facilities in other Cities are in urban sites
- Character of Main Street can be enhanced
- Pedestrian experience can be positive- landscaping, walkways, access, transit, multi-use areas
- Site is still available, GSD has received an updated option to sell the property to the City

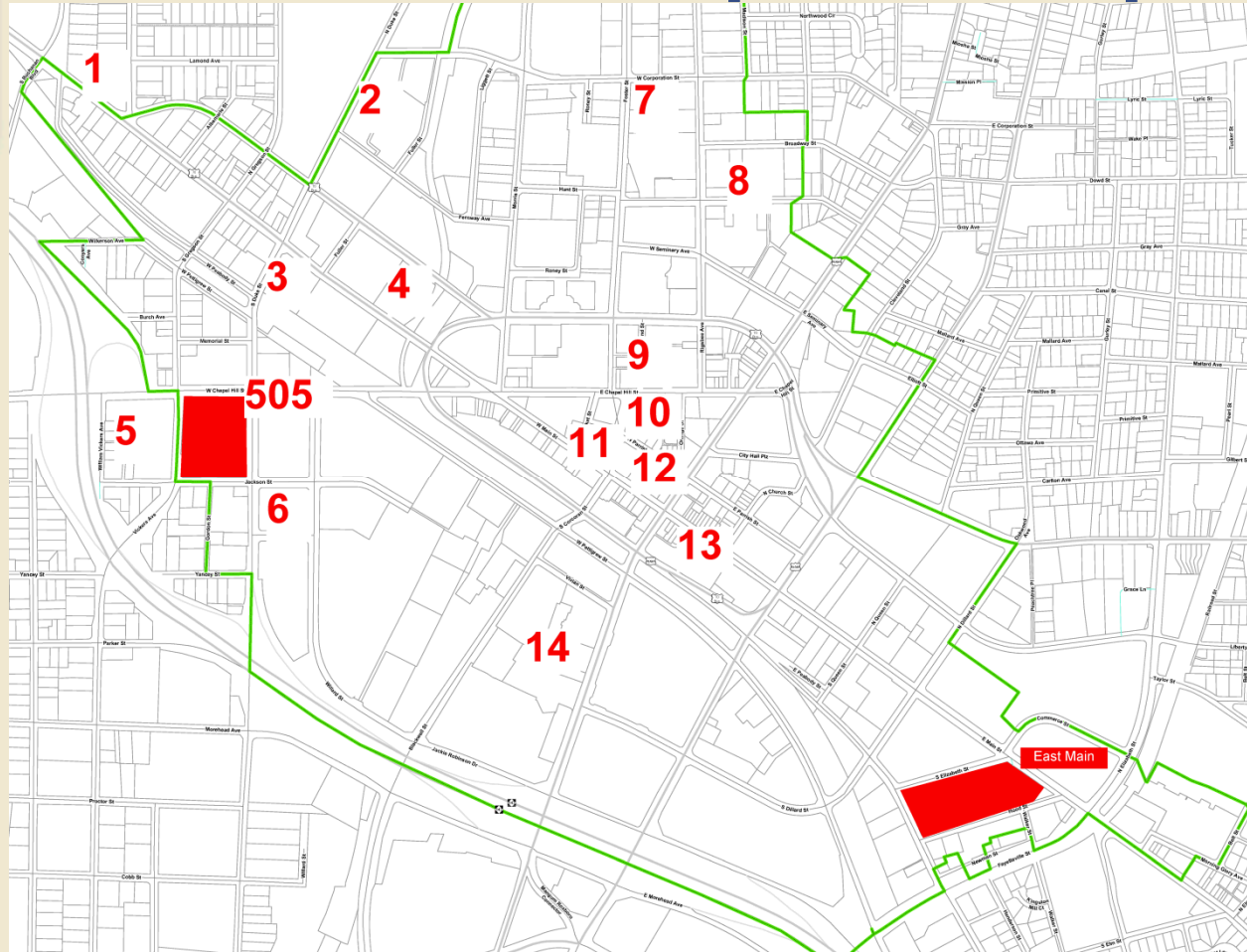
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Downtown Development Map



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Future land use Map- Comprehensive Plan

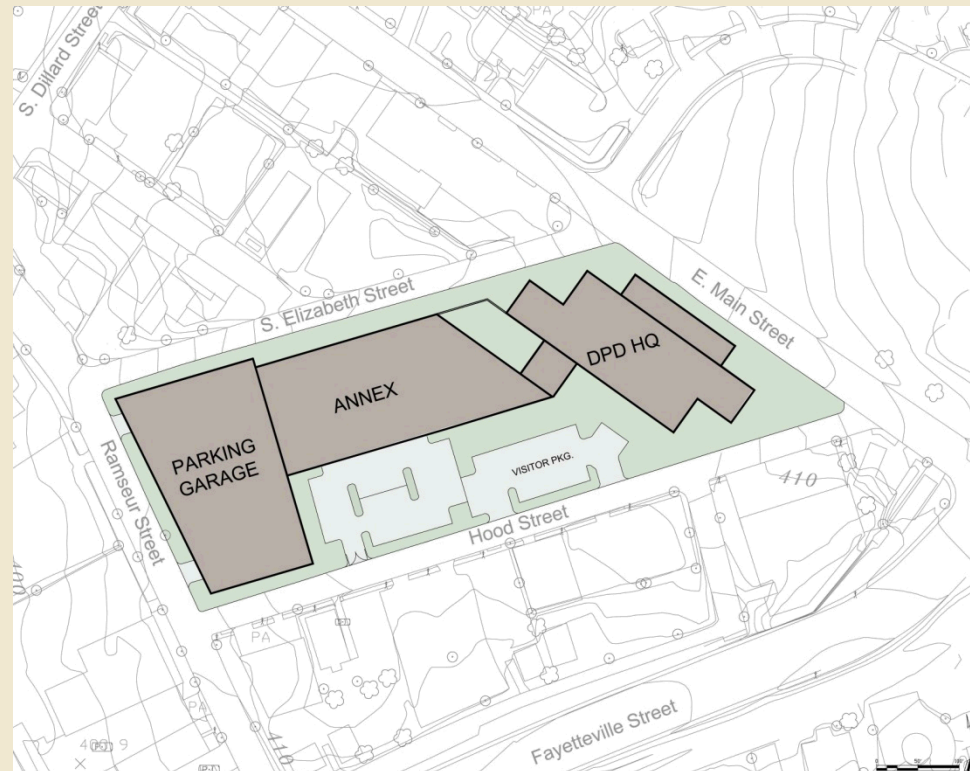


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E. Main Street Site Test Fit



DPD HQ - 4 to 5 floors
Annex - 1 floor
Parking Garage - 4 floors
Parking - 484 spaces
Acreage - 4.40

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E. Main Street Site- aerial view



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E. Main Street Site Components

- 4.4 acre site
- Demolition of Existing improvements & Buildings
- Parking Garage Construction
- Annex & HQ / Annex / 911 Construction

***Potential sale of existing HQ**

*** Potential sale or repurpose of city owned property
at 213 Broadway, 124 Hunt St., and 516 Rigsbee Ave.**

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Main Street Site Concepts

View from South



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Main Street Site Concepts View from East

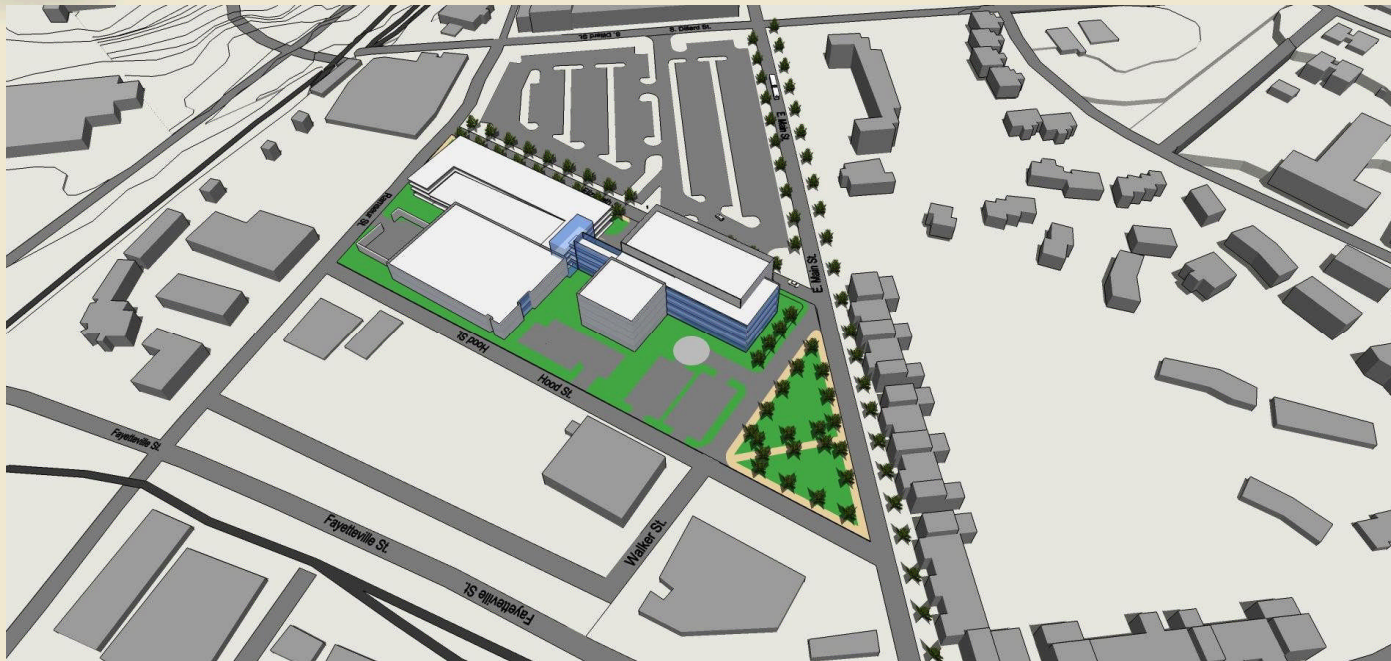


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Main Street Site Concepts View from South-alt 2



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Main Street Site Concepts View from East-alt 2



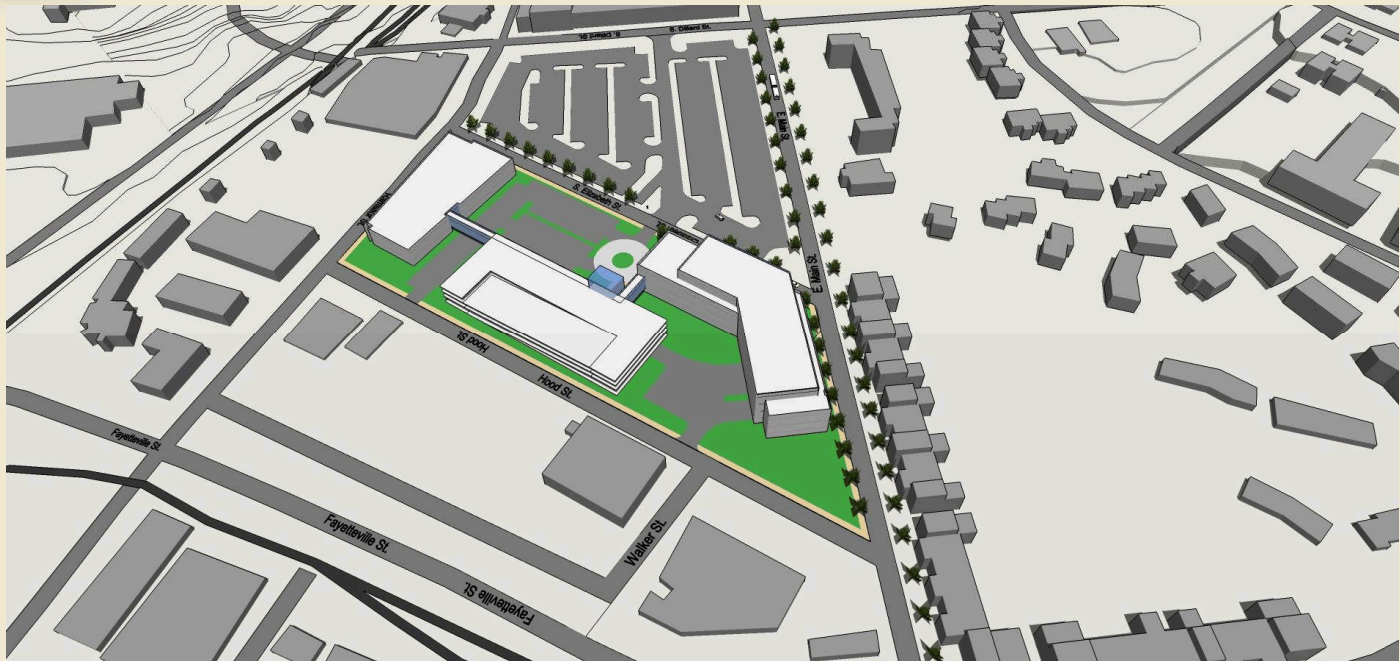
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Main Street Site Concepts

View from South- alt 3



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Main Street Site Concepts View from East-alt3



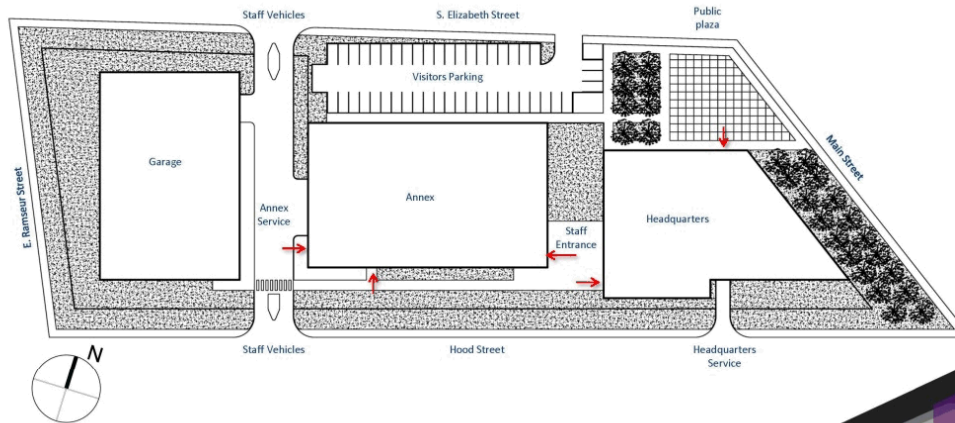
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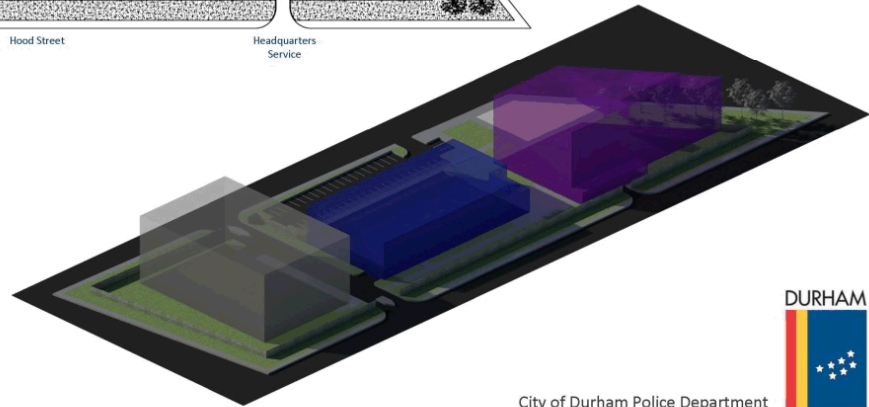
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Main Street Site Concepts

Site Plan-alt 4



■ Headquarters
■ Annex
■ Garage



Site Plan

City of Durham Police Department
Blocking and Stacking



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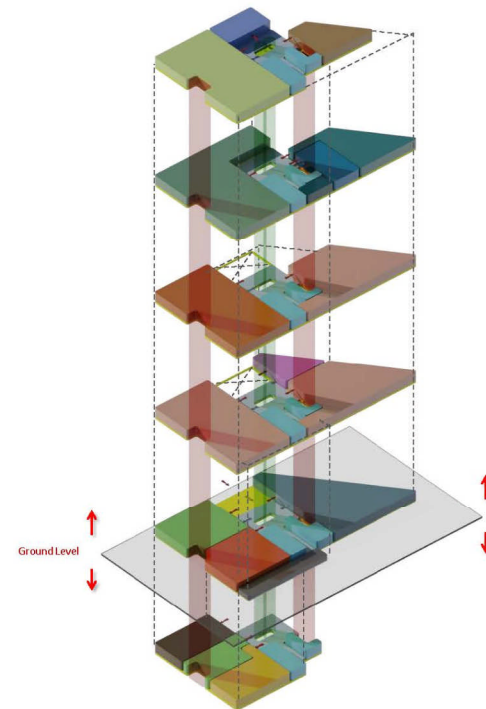
Stacking and Blocking

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Durham Police Department
Headquarters Building

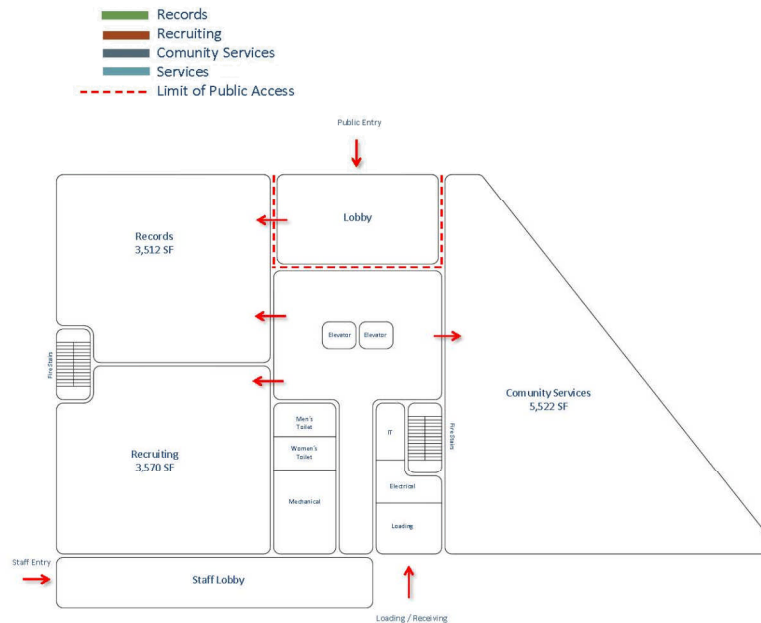


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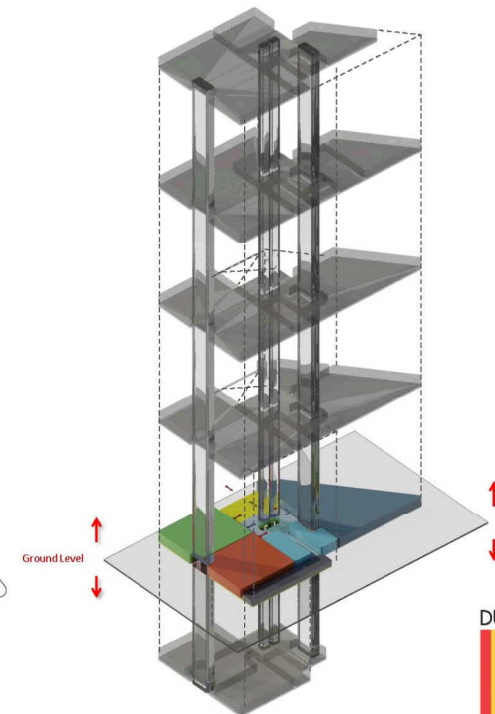


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Stacking and Blocking Example-alt 4



1st Floor
Headquarters Building



City of Durham Police Department
Blocking and Stacking

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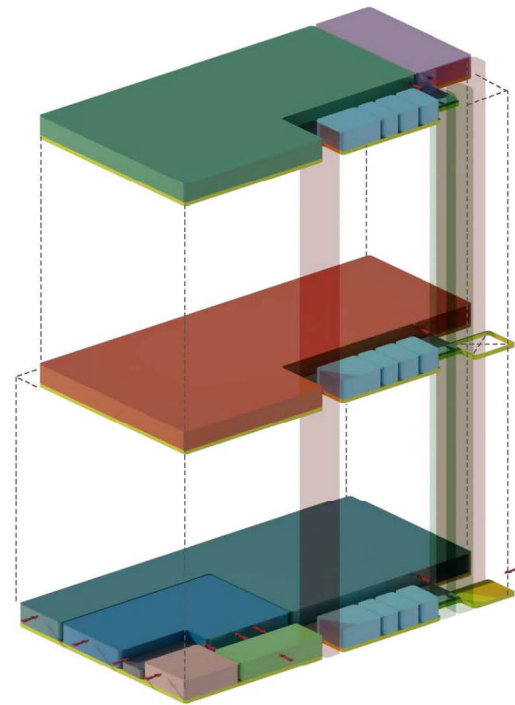
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Durham Police Department
Annex Building

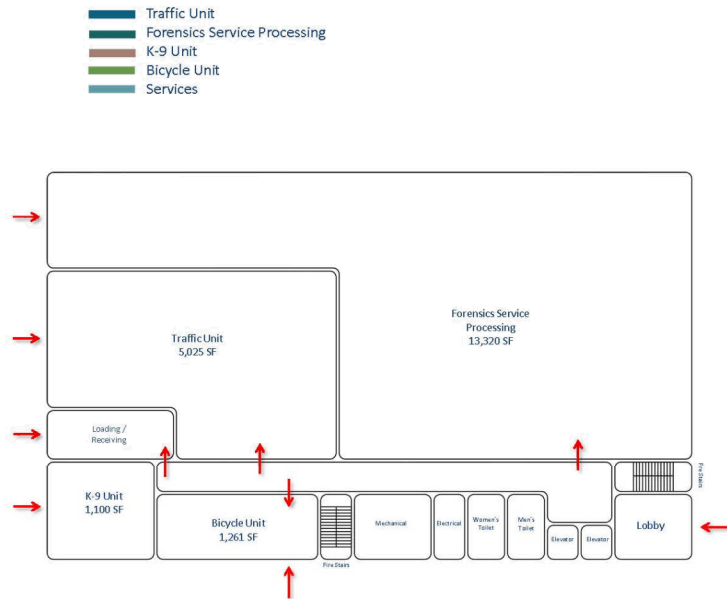


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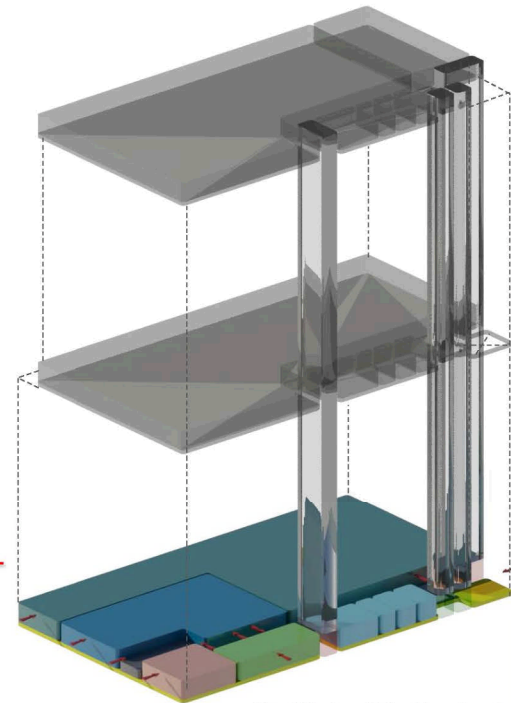


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Stacking and Blocking



1st Floor
Annex Building



City of Durham Police Department
Blocking and Stacking



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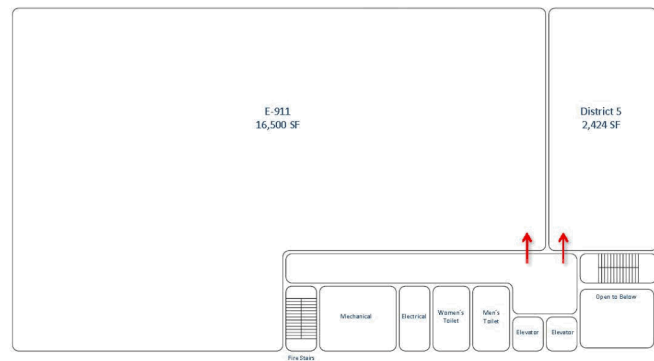
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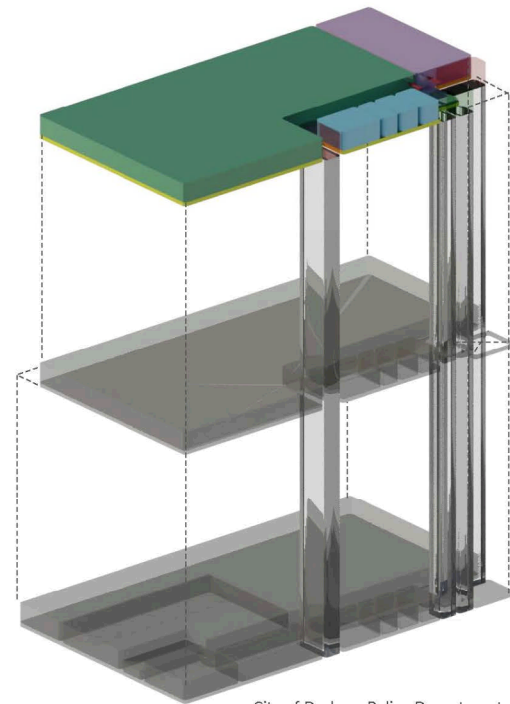
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Stacking and Blocking

E-911
District 5
Services



3rd Floor
Annex Building



City of Durham Police Department
Blocking and Stacking



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LA Police Department Complex- downtown image

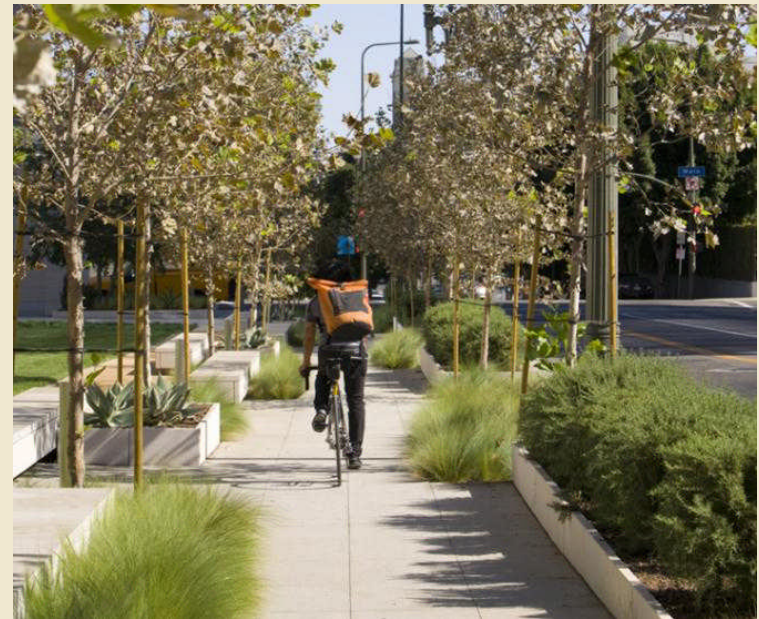
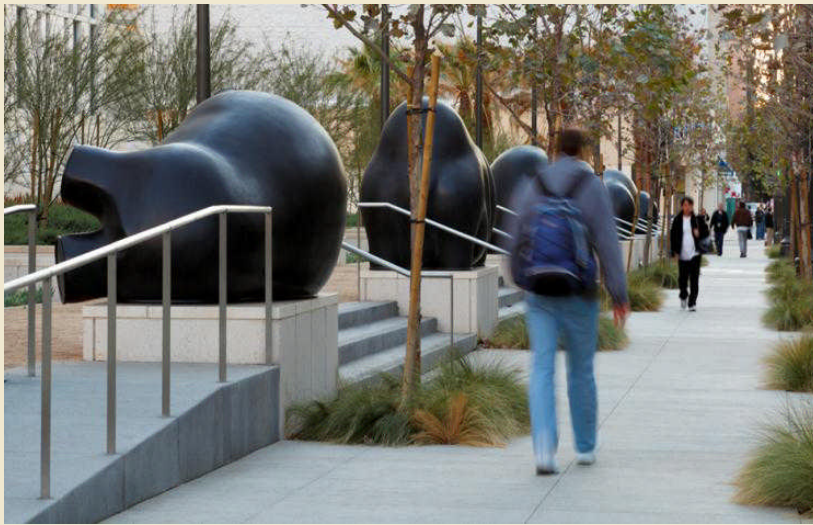


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LA PD Complex—Community spaces enhance neighborhood



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Community Spaces Enhance Neighborhood in LAPD Complex

- Law Enforcement planning:
connection to community
- Community amenities/opportunities:
 - Landscaped areas / open space
 - Pedestrian ways connect neighborhoods
 - Community rooms
 - Street Friendly uses
 - Public art

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Durham's Urban Spaces

Pedestrian experience



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Police HQ/E911 Complex Program cost summary

DURHAM POLICE HEADQUARTERS / ANNEX / 911 PROGRAM COST SUMMARY

revised 9-24-2014

Site Alternative	Location	Total Program Cost
A	Chapel Hill St. (Existing Site)	\$ 59,177,496
A-revised	Chapel Hill St. (with move to temp. facility)	\$ 62,593,345
B	Main St. (Former Carpenter Chevrolet)	\$ 62,951,229
C	Fayetteville St. (Former Housing Project)	\$ 58,565,929

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DPD/911 COMBINED - FACILITY DEVELOPMENT SCHEDULE - 9/24/14																								
SITE SPECIFIC SCHEDULES	Year/Quarter																							
	2014				2015				2016				2017				2018				2019			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2		
MAIN STREET																								
Site Acquisition and Planning Phases																								
Manager/Council Consideration																								
Site Acquisition (City Council Approval of Site)																								
RFQ for Designer/CMAR (Advertise/Selection Process/Contract Execution)																								
Design Phase (Predesign, SD's, DD's, and CD's)																								
Jurisdictional and State Approvals (Site Plan, Public Works and DOI)																								
PGMP for Total Project																								
Bidding Phase																								
Advertise/Bid/Evaluate and Execute Contract																								
Construction Phase																								
HQ/Annex/E911 Construction Durator																								
Transition/Final Completion																								
CHAPEL HILL STREET																								
Site Acquisition and Planning Phases																								
Manager/Council Consideration																								
Site Acquisition (City Council Approval of Site)																								
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Design Phase (Predesign, SD's, DD's, and CD's)																								
Jurisdictional and State Approvals (Site Plan, Public Works and DOI)																								
Early Release Parking Garage PGMP																								
PGMP for Balance of Project																								
Bidding Phase																								
Early Release Parking Garage - Advertise/Bid/Evaluate and Execute Contract																								
Balance of Project - Advertise/Bid/Evaluate and Execute Contract																								
Construction Phase																								
Early Release Garage Construction Duration																								
HQ/Annex/E911(Balance of Project) Construction Durator																								
Transition/Final Completion																								

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Next Steps

- Option to purchase Main Street Site –completed
- City Council approval of purchase contract
- Site investigation/survey/geotech (due diligence)
 - Survey in progress
 - Appraisal – (received)
 - Geotechnical investigations
- Contracts for Design and Construction Management services (currently underway)

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End of Presentation